

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Monterey Park

State: CA

PJ's Total HOME Allocation Received: \$6,552,849

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	85.16 %	90.22 %	69	90.66 %	18	15	
% of Funds Disbursed	63.23 %	80.19 %	84	81.06 %	9	5	
Leveraging Ratio for Rental Activities	3.23	5.73	50	4.62	46	39	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.76 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	100.00 %	60.11 %	1	68.23 %	100	100	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	54.05 %	78.04 %	79	79.86 %	9	7	
% of 0-30% AMI Renters to All Renters***	8.11 %	41.03 %	78	44.82 %	3	3	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.97 %	92.04 %	43	94.65 %	40	43	
Overall Ranking:			In State:	34 / 92	Nationally:	44 40	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$25,089	\$32,339		\$25,419	148 Units	93.70 %	
Homebuyer Unit	\$0	\$19,480		\$14,530	0 Units	0.00 %	
Homeowner-Rehab Unit	\$15,123	\$26,371		\$20,251	10 Units	6.30 %	
TBRA Unit	\$0	\$2,782		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Monterey Park CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,234	\$0	\$17,108
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	1.4	0.0	20.0	0.0
Black/African American:	0.0	0.0	0.0	0.0
Asian:	53.8	0.0	20.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	41.4	0.0	0.0	0.0

ETHNICITY:

Hispanic	3.4	0.0	60.0	0.0
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HOUSEHOLD SIZE:

1 Person:	80.7	0.0	50.0	0.0
2 Persons:	15.9	0.0	40.0	0.0
3 Persons:	1.4	0.0	0.0	0.0
4 Persons:	0.7	0.0	10.0	0.0
5 Persons:	0.7	0.0	0.0	0.0
6 Persons:	0.7	0.0	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	8.3	0.0	20.0	0.0
Elderly:	89.0	0.0	60.0	0.0
Related/Single Parent:	0.7	0.0	10.0	0.0
Related/Two Parent:	1.4	0.0	0.0	0.0
Other:	0.7	0.0	10.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	37.2	
No Assistance:	62.8	

of Section 504 Compliant Units / Completed Units Since 2001 75

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Monterey Park

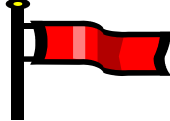
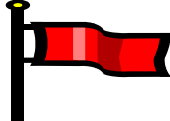
State: CA

Group Rank: 44
(Percentile)

State Rank: 34 / 92 PJs

Overall Rank: 40
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	100	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	54.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	97.97	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	5.07	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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